

Arlington Historic District Commissions

September 24, 2015
Whittemore Robbins House

Final & Approved Minutes

Commissioners Present: M. Audin, D. Baldwin, C. Barry, M. Bush,
C. Hamilton, S. Lipp, S. Makowka, J. Nyberg,
C. Tee, J. Worden

Commissioners Not Present: M. Capodanno, B. Cohen, J. Cummings

Guests: R. Murray, D. Tee, P. Worden, J. Robinson, M. Potter,
D. Wilcox, J. Ford, C. Carney, A. Borisy

1. **AHDC Meeting Opens** 8:00pm
2. **Appointment of alternate Commissioners; Pleasant Street– appointed C. Hamilton as alternate.**
3. **Approval of draft minutes from August 27, 2015.** D. Baldwin said on 85 Irving Street the name is Yerrinton and the date was 1987 (not 1982 as shown I draft). Change 3rd to last sentence – this was a last minute effort to protect the open space. (not her)...
J. Worden said on pg. 3 (5th line up from the bottom) tonight misspelled. 4th page, 2nd line David Baldwin's rough calculations something is 7,541. After 3745 typo on finished. S. Makowka asked about appt. for Jason/Gray. Under alternate appointments – eliminate C. Barry from list for alternates and remove J. Cummings as alternate. J. Worden moved we postpone until next month. Seconded by S. Lipp. Postponed until next month for review after changes are made by secretary.
4. **Communications**
 - a. **Email from C. Barry with draft proposed AHDC Application Submittal Procedures.**
 - b. **CONA Application from A. Fischer re: 78 Jason Street (Pacheco) for fascia, soffit and post wrap on porch stairs – AHC property issued by accident, advised J. Robinson**
 - c. **Call re: CONA Application for new roof at 51 Westminster Ave. (Premier Roofing contractor)**
 - d. **Call and Email re: 11 Wellington Street (Woodlinger) re: addition of shed dormer**
 - e. **Email re: 161 Westminster Ave. (Lancelotta) re: fence move and trash enclosure**
 - f. **CONA requests for 10 Montague Street (windows), 78 Jason Street (porch), 21 Montague (shingle repair).**

- g. Email re: agenda item on zoning to be added
- h. Town Day brochure updated
- i. S. Makowka has been checking on status of 20 Westminster. Feedback is that they are exploring alternatives that would require fewer parking spaces and give them more flexibility on their project.
- j. M. Bush said there was a teardown near the Mt Gilboa HDC leading to some thoughts about expanding the District.
- k. J. Worden said at Town Day someone reported Avon Place sign is down and when putting it back. Also someone commented on Solar Panels on Central Street. J. Nyberg also had question about sign for Pleasant Street. D. Baldwin said Jason/Gray Irving street sign disappeared about 4 years ago

5. New Business

Hearings (typically last around 20 minutes per application)

8:20pm

1. **Formal Hearing re: Land Between 85 Irving Street and 59 Jason Street (Bouvier) re: new home construction.** M. Penzenik gave overview of project. In informal request for additional info on things that would be helpful. The Applicant is presenting new plans which the Commission received tonight and are seeing for the first time. The proposed Irving Street elevation has the garage on right (the plan shown at the informal presentation was on the left). This places it opposite the garage on other side of Irving Street so no one is looking at the garage. This block of Irving St has 4 houses, 2 face onto Jason Street and the other 2 have Irving Street addresses are on corners of Irving and Bartlett. These houses and others in neighborhood were developed in 1890s. There had been a large development here and the plan which showed the division of the properties had changed a couple of times before houses were built. The subject location originally been designated as a building site and Yerington family chose to build on only 1 lot (corner of Jason and Irving). It was noted that the previous owners of lot (then part of the Jason St property at the corner) made her intention known on her deathbed that she would like to have no house built on it even though she had previously offered property to David Baldwin as a house lot. D. Baldwin clarified that he had contemplated moving an existing historic house to the site before he moved to Belmont and that subsequently the property was divided between two adjoining properties on Irving Street pursuant to the wishes of the owner to prevent building on the lot. M. Penzenik noted that the current owners purchased the divided land from the neighbors to recreate a parcel and would like to build a new home there that they can move in to when they downsize.

S. Makowka said, as discussed at the informal, he was interested in existing neighborhood floor area ratios (FARs) and what was going to be done with the existing deck. M Penzenik verbally replied that the floor area ratio of house to properties at adjoining property were:

84 Irving .59FAR, 8,723 finished area;

85 Irving .47FAR,

59 Jason .5FAR,

No data for 73 Jason,

Proposed construction is .34FAR.

She clarified that these are total living space to total lot area ratios from town record. The commission noted that these comparison properties had finished square footage on three floors which affect the actual footprint for similar ratios. S. Makowka said it would be helpful to have such detailed information presented in written form since it is difficult to capture and assess a long listing of data.

M Penzenik stated that the existing deck at 59 Jason Street extends over the new property line of the lot being separated. S. Makowka noted that changes to the deck would be subject to the Commission's jurisdiction and indicated that any changes there could be important contextual information when considering the proposed structure. M. Penzenik said next time they will have a proposal showing the revised deck on the main house.

S. Makowka opened floor to Commissioners to ask questions and make comments. J. Worden said there is no plot plan. C. Barry said it would be helpful to see the relationship to the rest of the neighborhood on how this sits. The properties have not been divided exactly as originally done, new division has been established now with the 82 feet of frontage with a 10' setback on each side of the proposed structure. C. Barry noted that they can play with setback and the lot lines but the relationship of the proposed structure to the other houses will remain unchanged. M. Penzenik indicated that there are smaller setbacks on Bartlett Avenue. C. Hamilton said putting garage on front of house isn't appropriate in a District. She feels that is not in keeping with anything else in the district. M. Penzenik responded that there is not enough room to have a garage that you can get to in any other way. The applicant has attempted to minimize the visual impact of the garage door so other elements are more dominant – this is not the kind of suburban house that you drive up to and see 3 garage doors. For example, the building is taller than wide, the door arch shape is typical of the period – they wanted it to have more of a porte-cochere look to it.

J. Worden asked if there should be anything on this lot at all. Does it help or hurt HDC as it now exists. The argument the applicant needs to make is how the proposed building will be congruous with the Historic District. M. Penzenik said it was serendipitous that there is no house on site now, but it was intended previously to have a building on the site. A Commissioner noted that there have been no new builds in the last 50 years in the Jason/Gray Historic District. When you buy a home in an historic district, I don't think you try to force a change. You buy them for a specific reason not with an eye on to change it. C. Hamilton says she would like to see it stay vacant. J. Worden asked again does putting something help or detract from the HD. Right now it's a vacant lot and the fabric of the neighborhood is having a suitable house on the property like all the others. J. Worden said the fabric in the Jason district is one of large houses on large lots. There were mistakes made before zoning (early 20s) and changes were made over the years to protect area from overbuild. Mr. Yerinton bought in 1895 and he bought what someone said were two lots. Most houses have large setbacks. Nature has been large houses on large lots and here you come and want to put a house in breaking up the continuous fabric. The spaciousness of the settings in this district is an integral part of the district itself and should remain so.

J. Nyberg said it's really more about having a complimentary structure that fits. We have a fabric and we have to be fair to a District that has some infills and figure out what is the proper string that we can weave in to the neighborhood to have a cohesive cloth in the HD. C. Barry said you need to consider that it is not fronting on Jason and in terms of the fabric it is part of the area's fabric. M. Audin said he drove around the area and he questions if this lot is unique enough that it is not setting a precedent that if this were approved there were 6 other lots available. This lot stood out to him as a fairly unique open space. D. Baldwin said on that topic just because a lot is empty should we build on it. This is actually taking 2 half lots and combining to make a usable lot. This happened in 2013. S. Makowka said the Historic District Boundary is specified in the bylaw based on the then existing property line, subsequent changes in the lot lines do not change that boundary which appears to be somewhere halfway across the middle of the proposed lot.

Thus anything to be constructed would be subject to our jurisdiction and they have to have our approval – it doesn't take it out of our purview.

Look at the new lot lines; it seems that they do not appear to recreate the original lot. This seems to create a situation where the placing of the new structure on the fabric is going to be inconsistent with what it was originally. S. Makowka noted that there are lots of deep lots on Jason and Pleasant Street. A common element on those deep lots was a carriage house. It seems something like that would be keeping clearly consistent with the fabric of the district. S. Makowka said plot plan provided had older measurements. 82' across front and 81' along the back and side lot at 87 Bartlett is 127 feet and is clearly not correct. Concern that plot plans presented are not accurate.

M. Audin said he thinks a presentation of precedent would be appropriate. Looking at District as it stands now – make an argument whether it is consistent with existing precedent in the district. Then the conversation can be made. Right now looking at lots he thinks it's important presentation be made on when is precedence appropriate. There is lots of precedent of new houses coming in to the older district. Also precedent of appropriate integration with the fabric of the neighborhood. The established vocabulary is a house on every lot. M. Audin said petitioner needs to put forth an argument in favor of their position with evidence and then the board needs to be able to react. It is important for the applicant to create the evidence. There is a reasonable difference of opinion. M. Bush said this is a fact finding meeting and we don't see any evidence, just your opinion that it should be developed. Is the lot we're discussion tonight the lot that was there in 1890, it's close but land records aren't based on close. M. Penzenik said you are asking for 2 plot plans – 1 showing property prior to post Yerrinton with 2 lots as well as pre-Yerrinton. M. Bush said he'd like to see 1890, one prior to 2013 and a third as is now. The suggestion was made that a presentation consider how other lots are impacted in district, visual representations on what the fabric is that you are talking about.

M Penzenik replied regarding impact on district – saying she would argue that this is on a small part of Irving street, only half property (maybe less) is in district and she'd bet most of the people who live in district would have to go down Irving street to have impact on property. This is not in a significant part of the district and its impact on the district would be minimal.

S. Makowka opened the floor for questions. Robert Murray, (neighbor at 45 Jason) asked if plot plan is to scale – it is not, it is only proportional unto itself. The HDC does not have any input on the zoning – it goes to the ZBA for decisions on zoning. P. Worden gave historical perspective about how lots in the district were divided over years. Asked that the lot be kept the way it is at this time. M. Penzenik interrupted P. Worden's presentation with comments, but eventually P. Worden was able to continue her presentation. P. Worden will send an electronic copy of her statement for the record. D. Nash Weber 60 Bartlett Ave. brought photos. Almost about 2/3 of houses in district are 3 story houses – there are none that are 1 ¾, all 2 or 3 floors. She measured lots and feels that the proposed building will affect the remaining lot that the existing house is already on and the character of that lot. Virtually all the houses on Irving have a minimum side lot of 12 to 15 feet and other lots ran between 25 and 40 feet. S. Makowka asked if she provided copies with a dialog with each picture as to why it would be relevant.

M. Penzenik said her evidence is that there are some wide side and some front yards (though many of the existing ones are not 25 feet back which is the legal setback including covered porches). Where they have generous side yards they don't have generous front yards. However, this house reflects in its footprint modern living, but I supposed if there is

a front yard setback that is not on Jason Street, can we go for a shallower front yard setback. Is that something the HDC might want to see?

Discussion about motions. M. Bush said he could easily imagine a small carriage house on this lot and that such a structure would easily pass the Commission, his assertion that given an appropriate structure this lot could be buildable. There may be a large discrepancy between proposed structure and what might be buildable. J. Nyberg moved that the hearing be continued to next month. Seconded by S. Lipp. Applicant signed paperwork to continue hearing until future date.

2. Formal Hearing re: 74 Pleasant Street (St. John's Episcopal Church) re: exterior renovations.

D. Wilcox and D. Torrey (architect) and C. Carney gave presentation. Arcade wall fell down on 12/1/14. Building inspector condemned building and during the inspection they found that arcade wall had to come down but significant repairs needed to be made to the tower. They came informally in February and July to give updates. Today they think they have funding to at least cover part of this moving forward and really want to get some traction and because this is a masonry issue they are anxious about going through another winter without addressing the issues. D. Torrey said areas of focus were arcade. Building made out of granite and cast stone material. Decorative elements are false limestone just cast. There is defective cast stone all over the building and this caused the arcade to collapse. Some repairs done in 90s which helped some, but it's been determined that the arcade is not repairable and needs to be completely taken down and built back from the ground up. The request is 1) to remove unstable arcade and create a low wall at the base instead of the arcade and 2) reduce the height of the tower. A stabilizing concrete frame needs to be inserted between upper double lights of the tower. The proposed new façade for tower shown in drawings and photos presented to Commissioners. Will use some of the elements on the arcade to create a pleasing and appropriate tower. J. Worden noted that the new tower isn't going to be that much shorter – it's 7 feet less. Applicant indicated that they dropped the roof about 8 feet and beefed up the pinnacles. Also, said the original plans from 1933 showed a shorter tower. The point he was making was that the original plans weren't what was built in the end. With low wall built, and the tower repaired the safety fence will come down. Fence is there to protect people in case of structural collapse. Applicant confirmed that gutter and downspouts will be copper to match existing conditions. Stone will be salvaged stone and mortar to match. Cap on stone wall be cast stone. The Commission felt strongly that they need to insure that tower rebuilt portions match the existing and is indistinguishable. To ensure this, they will be asked to select a small section for a test construction and then that will be established as the standard to build to. J. Worden asked if they can cast new cast stone same color and texture. Issue is that whatever is there has been coated to try to arrest its deterioration over time. They will try to replicate. J. Worden moved approval of application to remove arcade wall and reconstruction of tower be approved subject to include that the rebuilt sections of tower be constructed to be indistinguishable from original tower and to insure that a sample section be constructed and approved by monitor and used as a standard to continue and that low stone wall where arcade used to stand be either capped with cast stone or copper. Wherever patching is done it will match. Seconded by M. Audin. Approved unanimously. Monitor appointed M. Audin.

3. Informal Hearing re: 161 Westminster Ave. (Lancelotta) re: trash enclosure and fence move.

M. Lancelotta presented plans. Need to move the fence up to the edge of the new driveway. Wants to add trash enclosure 8 feet wide by 4 feet deep. Will match the shed. Below the windows of the shed. Fence behind front façade and eligible for CONA. Maybe entertain 10 day certificate for shed. 2 votes – so insubstantial so as to not detract from the building or the district, M. Bush moved this qualifies for a 10 day

certificate, seconded by D. Baldwin. Unanimous approval. 2nd motion to approved plans as submitted. Seconded by D. Baldwin. Unanimous approval.

- 4. Informal Hearing re: 11 Wellington Street (Woodlinger) re: addition of shed dormer.**
Looking to update 3rd floor bathroom and proposing to add shed dormer to mimic one in the front. Would be 8 feet 6 inches wide.

6. Other Business

- a. Preservation Loan Program Update
- b. Outreach to Neighborhoods & Realtors
- c. Discuss Project Review Procedures -
- d. Discuss Zoning in a historic district. D. Baldwin read his comments and will email C. Greeley the document he read from at the HDC meeting. D Baldwin made a motion that consideration of development of any undeveloped land first be deemed appropriate and then consider what construction may be authorized. J. Worden seconded for discussion. S. Makowka moved that we table until next month's meeting to put formally on agenda. Seconded by S. Lipp. Tabled until next month. M. Bush moved that this be last on the agenda next month in addition.

7. OPEN FORUM

Ordinarily, any matter presented to the Commission under Open Forum will neither be acted upon nor a formal decision made, absent a previously noticed agenda item, but the Commission may make a decision if it deems it appropriate and necessary for the public good.

8. REVIEW OF PROJECTS (See project list below)

Project List:

1. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
2. 215 Pleasant Street (Gruber – 10-15P) – Cohen for Penzenik – COA (Garage Door)
3. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
4. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
5. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
6. 52-54 Westminster Ave. (O'Shea – 10-49M) – Makowka – COA (Door)
7. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
8. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
9. 188-190 Westminster Ave. (Kokubo – 11-08M) – Bush for Penzenik – COA (Addition-Windows)
10. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
11. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
12. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
13. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
14. 15-15A Avon Place (Burke – 12-10A) – Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
15. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
16. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Cohen for Penzenik - COA (House Redesign)
17. 66 Pleasant Street (Fraumeni – 12-30P) – Makowka – CONA (Gutters/Downspouts)
18. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)

19. 23 Maple Street (Town of Arl. – 12-38P) – Makowka – COA (Porches-Entry-Fire Esc)
20. 156 Pleasant Street (Seitz – 12-39P) – Cohen for Penzenik – COA (Windows)
21. 47 Irving Street (Kaplan – 12-40J) – Cohen – COA (House Addition)
22. 60 Pleasant Street (Brentwood – 12-44P) – Makowka – CONA (Sliding Doors)
23. 60 Pleasant Street (Brentwood – 12-49P) – Makowka – CONA (Windows)
24. 119 Pleasant Street (Poulos Trust – 12-53P) – Makowka – CONA (Windows)
25. 30 Jason Street (Harris/Charest – 12-52J) – Nyberg – COA (Porches)
26. 195 Westminster Ave. (Rothstein – 13-01M) – Cohen – COA (Skylights/Tube)
27. 81 Westminster Ave. (Lemire – 13-02M) – Makowka – CONA (Door)
28. 55 Westminster Ave. (Maier/Ching – 13-04M) – Cohen – COA (Windows)
29. 21 Central Street (Dyer – 13-05C) – Cohen – COA (Solar Panels)
30. 75 Pleasant Street (Bos. Church of Christ – 13-07P) – Makowka/Cohen – COA (Annex Renovations/Church Restorations)
31. Lot 47 (aka 247 Pleasant Street- 13-08P) – Nyberg – COA (new house)
32. 204 Pleasant Street (Sirah RT – 13-10P) – Makowka for Penzenik – COA (Cupola/Windows)
33. 86 Pleasant Street (Coyner – 13-16P) – Makowka – CONA (chimney repair)
34. 7 Jason Terrace (Fredieu – Historical Society – 13-22J) – Makowka – CONA (roof)
35. 208 Pleasant Street (Hart – 13-29P) – Makowka – COA (solar panels)
36. 210 Pleasant Street (Hart – 13-30P) – Makowka – COA (solar panels)
37. 33 Gray Street (Lubar – 13-35J) – Makowka (CONA (stairs and deck)
38. 52-54 Westminster Ave. (O'Shea – 13-38M) – Makowka – CONA (siding)
39. 24 Avon Place (Sayigh – 13-41A) – Makowka – CONA (windows)
40. 109 Westminster Ave. (Rines-Pascale – 13-46M) – Barry – COA (garage)
41. 23 Jason Street (Leary-Hammerman – 13-47J) – Cohen – COA (addition)
42. 161 Westminster Ave. (Lancelotta – 13-48M) – Makowka – COA (fence)
43. 15 Oak Knoll (Lo – 13-52P) – Makowka – CONA (windows, doors)
44. 31 Central Street (Sampson/Cummings – 13-54C) – Makowka – COA (addition)
45. 211 Pleasant St. (Stark-McElduff – 13-58P) – Makowka – CONA (roof)
46. 175 Pleasant St. (Lucchese – 13-59P) – Barry – COA (repairs)
47. 272 Broadway (Danieli/Crispin – 13-62B) – Makowka – COA (dormer)
48. 239 Pleasant Street (McKinnon – 13-64P) – Cummings – 10 day COA (wall)
49. 24 Central Street (Donnelly/Fisher – 13-65C) – Makowka – CONA (porch/steps)
50. 114 Westminster Ave. (Metzger/Fleming – 13-66M) – Makowka – CONA (fence)
51. 7 Central Street (Sampson – 13-67C) – Makowka – CONA (solar panels)
52. 239 Pleasant Street (McKinnon – 13-68P) – Cummings – COA (stairway/wall/fence/rail)
53. 34 Academy Street (Ellison – 13-69P) – Cohen for Penzenik – COA (windows, doors, deck)
54. 21 Maple Street K(Theosophical Society – 13-71P) – Makowka – CONA (gutters/fascia)
55. 135 Pleasant St. Unit 9&10 (Atkinson-Bing – 13-73P) – Makowka – COA (a/c condenser and rear porch door)
56. 20 Russell Street (Martin/Briggs – 13-75R) – Makowka – CONA (gutters)
57. 175 Pleasant St. (Lucchese – 13-77P) – Barry – COA (skylight)
58. 11 Russell Terrace (Boroway – 14-01R) – Makowka – CONA (basement windows/siding)
59. Lot 47 (aka 247) Pleasant Street (Alouette Rlty/Noonan – 14-02P) – Nyberg/Cohen - COA (New Building)
60. 111 Pleasant St. (Fredieu – 14-03P) – Nyberg - COA (Awnings)
61. 40 Westmoreland Ave. (Radoslovich – 14-04M) – Makowka - CONA (Rear & deck sliders)
62. 17 Russell St. (Makowka – 14-05R) – Cohen - 10 Day COA (roof & gutters)
63. 21 Oak Knoll (Donal – 14-06P) – Makowka CONA (side door)
64. 59 Jason Street(Bouvier – 14-07J) — Makowka- CONA (fence)
65. 187 Lowell Street (Grinnell – 14-08M) – Makowka- CONA (Gutters, chimney, roof)
66. 195 Pleasant Street (Hamel – 14-09P) – Makowka- CONA (Gutters, Window sill)
67. 39 Russell Street (Walsh – 14-11R) - Barry - COA (Addition new wing, repairs existing house)
68. 50 Westmoreland Ave. (Sessa – 14-12M) – Makowka- COA (Solar Panels)

69. 27 Jason Street (Worden – 14-13J) – Makowka- CONA (Rear roof)
70. 105 Pleasant Street (Erulkar – 14-14P) – Makowka- 10 Day COA (Gutters)
71. 105 Pleasant Street (Erulkar – 14-15P) – Makowka- Makowka- CONA (Wood trims)
72. 20 Westmoreland Ave. (Housing Corp Arl – 14-16M) – CONA (Roof)
73. 742 Mass. Ave.(Davidson – 14-17J) - Makowka- CONA
74. 34 Academy Street (Ellison – 14-18P) –Makowka for Penzenik — CONA (Windows)
75. 81 Westminster (Lemire – 14-21M) – Makowka- CONA (Roof)
76. 17 Jason Street (Harrington – 14-22J) – Makowka- CONA (Roof)
77. 19 Maple Street (Hirani – 14-23P) – Makowka- CONA (Front Porch Steps, Landing, Rear Windows)
78. 19 Maple Street (Hirani – 14-24P) – Makowka- 10 Day COA (Gutters)
79. 54 Westminster Ave. (O'Shea – 14-25M) – Cohen - COA (Addition)
80. 34 Academy Street (Ellison – 14-26P) – Cohen for Penzenik - COA (Siding)
81. 268 Broadway (Carlton-Gyson – 14-28B) – Barry - COA (Fence)
82. 28 Academy Street (Rehrig – 14-29P) – Makowka- CONA (Front Porch Steps, Fascia, Soffits)
83. 151 Lowell Street (Wyman – 14-30M) – Makowka- CONA (Wood Trim)
84. 28 Academy Street (Rehrig – 14-31P) – Makowka- 10 Day COA (Fiberglass Gutters)
85. 99 Westminster Ave. (Doctrow – 14-32M) – Makowka- 10 Day COA (Heat Pump)
86. 742 Mass. Ave. (Davidson – 14-33J) – Makowka- CONA (Siding, Corner Boards)
87. 105 Pleasant Street (Malcomson – 14-34P) – Makowka- CONA (Rear Storm Door)
88. 20 Maple Street (Kapinos – 14-35P) – Makowka- CONA (Shingles, Rakes)
89. 28 Academy Street (Rehrig – 14-36P) – Makowka- CONA (Roof Shingles)
90. 10 Jason Court (Byrnes – 14-38J) – Makowka- COA (Awning)
91. 15 Montague Street (Lipcon – 14-38M) – Makowka- COA (Windows and Basement Door)
92. 81 Westminster Ave. (Lemire – 14-39M) – Bush for Penzenik - COA (Solar Panel System)
93. 251 Pleasant Street (Fitch – 14-39P) – Makowka- COA (Exterior Doors)
94. 7 Oak Knoll (Bailey – 14-40P – Makowka- CONA (Roof)
95. 17 Russell Street (Makowka – 14-42R) – Cohen - 10 Day COA (Wall)
96. 244 Pleasant Street (Pressman – 14-43P) – CONA (Porch,Stairs, Railings) Makowka-
97. 16 Montague Street (Zona – 14-44M) – Makowka- CONA (Deck and Stairs)
98. 17 Irving Street (Town of Arl. – 14-45P) Makowka- CONA (Deck)
99. 174 Westminster Ave. (Szaraz – 14-46M) Makowka- CONA (Basement window)
100. 33 Westminster Ave. (Phillis – 14-47M) Makowka- CONA (Windows)
101. 154 Westminster Ave. (Walters – 14-48M) Makowka- CONA (Wood Front Door, Storm Doors)
102. 202 Pleasant Street (Noonan – 14-49P) Makowka- CONA (Dormer, Front Door, Windows)
103. 26 Academy Street (Wright – 14-50P) Makowka- CONA (Front Right Porch Soffits, Fascia)
104. 742 Massachusetts Ave. (Davidson – 14-51J) CONA (Columns, Porch, Railings, Deck)
105. 23 Academy Street (Chiccarelli – 14-52P) Makowka- CONA (Deck and Stairs)
106. 10 Montague Street (Silverman – 14-53M) - Makowka- CONA (Gutters, Facia, Soffit)
107. 11 Wellington Street (Byrne – 14-54P) Makowka- Makowka- CONA (Fence)
108. 23 Jason Street (Hammerman – 14-55P) Makowka- CONA (Steps, Skirt Board, Lattice, Footings)
109. 74 Pleasant Street (St John's Episcopal Church – 14-56P) Makowka- CONA (Signage, temp. Fence, temporary stabilization of arch wall)
110. 143 Westminster Ave. (Ketcios – 14-58M) Makowka- CONA (Roof)
111. 187 Pleasant Street (Fox – 14-59P) - Makowka - 10 Day COA (Windows)
112. 37 Jason Street (Lees – 14-60J) – Bush - COA (Windows)
113. 74 Pleasant Street (St John's Episcopal Church –14-61P – Replaces 14-56P) – Makowka – CONA (Fence)
114. 9 Montague Street (Lancelotta – 15-01M) - Makowka- CONA (Fence)

- 115.** 140 Pleasant Street (Haas – 15-02P) Makowka- CONA (Garage Roof)
- 116.** 118 Pleasant Street (Sirotof – 15-03P)) - Makowka- CONA (Chimney Repair)
- 117.** 53 Academy Street (Schwaab – 15-04P) – Makowka – CONA (Windows)
- 118.** 252 Pleasant Street (Schweich – 15-05P)) - Makowka- COA (Window)
- 119.** 39 Russell Street (Walsh – 15-05R)) - Makowka- CONA (Roof)
- 120.** 94 Pleasant Street (Kaplan – DENIAL 15-06P)) - Makowka (Windows)
- 121.** 20 Wellington Street (Mowbray – DENIAL 15-07P) - Makowka (Porch/deck)
- 122.** 10 Montague Street (Silverman – 15-08M) – Makowka – CONA (Windows & Skylight)
- 123.** 243 Pleasant Street (DeRouffignac – 15-09P)) - Makowka- CONA (Door)
- 124.** 20 Wellington St. (Mowbray – 15-10P) – Makowka – CONA (Storm Doors)
- 125.** 161 Westminster Ave. (Lancelotta – 15-11M) – Makowka – 10 Day COA (walls,driveway,steps)
- 126.** 74 Pleasant Street (St Johns Church – 15-12P) – Makowka – CONA (sign)
- 127.** 146 Pleasant St. (Haas – 15-13P) – Makowka – CONA (Steps, Landing)
- 128.** 21 Westminster St. (Bernstein – 15-14M) – Makowka – CONA(Roof)
- 129.** 15 Montague St. (Lipcon – DENIAL 15-15M) – Makowka (Windows)
- 130.** 183 Pleasant St. (Barker – 15-16P) – Makowka - COA (A/C unit)
- 131.** 49 Academy St. (Baldwin – 15-17P) – Makowka – CONA (a/c unit)
- 132.** 20 Wellington St. (Mowbray- 15-18P) – Makowka – CONA (storm doors)
- 133.** 20 Wellington Street (Mowbray – 15-19P) – Barry – COA (porch,stairs,railings)
- 134.** 246 Pleasant Street (Eykamp – 15-20P) – Baldwin – COA (solar panels)
- 135.** 24 Maple Street (Nicoloro – 15-21P) – Worden – COA (siding removal)
- 136.** 14 Westmoreland Ave. (Leveille – 15-22M) – Barry - COA (porch,garage,retaining walls, kitchen remodel)
- 137.** 13 Academy St. (Rosin – 15-23P) – Makowka - CONA (rear rotted elements)
- 138.** 145 Pleasant St. (Colt – 15-24P) –Makowka - CONA (roof)
- 139.** 50 Westmoreland Ave. (Campbell – 15-25M) – Makowka – COA (rear +ruins demolition)
- 140.** 17 Irving Street (International School of Boston – 15-26P) – Makowka – CONA (temporary fence)
- 141.** 28 Maple Street (Mahoney – 15-27P) – Makowka – Fence
- 142.** 20 Wellington Street (Mowbray – 15-28P) – Barry – COA (rear porches)
- 143.** 29 Academy Street (Benn – 15-29P) – Bush – COA (rear porch)
- 144.** 187 Pleasant Street (Fox – 15-30P) – Makowka – CONA (roof)
- 145.** 41 Jason Street (Tee – 15-31J) – Makowka – CONA (roof)
- 146.** 195 Pleasant Street (Avrahami/Hemel – 15-32P) – Makowka – CONA (a/c pump)
- 147.** 195 Pleasant Street (Avrqahami/Hemel – 15-33P) – Makowka – DENIAL (Solar)
- 148.** 17 Winslow Street (Giurleo – 15-34R) – Makowka – COA (generator)
- 149.** 20 Oak Knoll (Doob/Lawrence – 15-35P) – Cohen – COA (walkways/stairs)
- 150.** 188 Pleasant St. (Carr – 15-36P) – Makowka – CONA (roof, facia, gutters)

Meeting Adjourned 11:30pm

(See attached documentation submitted via email and testimony for hearing of 9/24/15)

Email submitted at hearing on 9/24/15 by The Onanian Family

The Onanian Family -- Our Opinion on the Proposed New Build on Irving Street (In Absence)

5 messages

Rachel Nadjarian <rachel@nadjarian.com>

Thu, Sep 24, 2015 at 9:26 AM

To: carol.greeley@gmail.com, ahdc@town.arlington.ma.us

Cc: Janice McMahon <j.onanian.mcmahon@gmail.com>, Tana Onanian <tgonanian@gmail.com>

Dear Historical Commission and Hearing Committee,

We are the owners of the Onanian house on 85 Irving Street which abuts the Bouvier land in which a proposed new house build is being discussed this evening, September 24. We are unable to attend the hearing but would like to communicate our opinion via email.

We do not believe a new home will -- necessarily -- devalue the neighborhood. However, we do believe that the wrong kind of house could significantly detract from the value of all of the homes on the block, namely the Bouvier's current house on Jason Street and our house on Irving Street.

The drawings we looked at show a home that has few period qualities and does not look like a home that would be in a historical neighborhood. It appears to be 1.5 stories, which is unlike the historical homes on the block, and has a wide, farm-house style which is unlike other homes in Arlington. The abutting of the deck next to the current house deck may seem logical given there will be one owner for both homes but it is inconsistent with how any other home would position itself -- today or 50 years ago. The 10' distance on each side is the legal limit but it seems odd that in this neighborhood one would actually go that far with the construction of a new house.

I had spoken with Jeff Bouvier two years ago at which point he assured me that if they built anything it would be beautiful. I guess we each have our own idea of "beautiful", however, it cannot be argued that a period design with at least some historical integrity is fundamental to the appeal and attractiveness of the block.

In truth, why are they not building a carriage-style house that matches the other houses in the neighborhood with similar roof lines and windows? It would be a more boxier, higher-level home -- which is more period -- and the accents would make the entire plot look harmonious rather than like two different homes that have no place being next to each other. Most importantly, it wouldn't devalue the surrounding properties.

I know architects and builders who have put up new property in Lexington, which is one of the most historical towns in Greater Boston. None of the homes they have built look out of place and all of them carry a quality that is harmonious with the historical architecture of the town. We believe the Bouvier's can select a much better architectural design that would maintain the historical beauty of the neighborhood and also satisfy their functional needs for the house. While this may be a more costly building project, I do not think it is too much to demand that the design enrich the neighborhood rather than detract from it.

I have emailed our opinions directly to the Bouvier's so they are aware of our opinion. Please feel free to contact us if you have any questions or call me directly at [212-828-3176](tel:212-828-3176). We look forward to hearing the results of the hearing.

Sincerely,
Rachel Onanian Nadjarian
Janice Onanian McMahon (copied above)
Tana G. Onanian (copied above)

Text of Speech Read by Patricia Worden at Hearing on 9/24/15 (4 pages attached)

Patricia B. Worden's Remarks for Public Hearing on Thursday, September 24, 2015 in the Whittemore-Robbins House, 670R Massachusetts Avenue (behind Robbins Library) regarding construction of a new building on the land between 85 Irving Street and 59 Jason Street.

Thank you very much for the opportunity to speak here tonight.

Possibility of disruption of part of the Jason/Gray Historic District is sad. In fact it's a disappointment that, even with the protection of Chapter 40C, we are nevertheless having to figure out how to stop it.

If the proponents of a new building on backyard of 59 Jason Street were to succeed we would have the replacement on Irving Street of a set of two substantial houses with adequate green space by a set of three houses, one of which is obviously new, faux historical, Disney-esque and out of character with the district set in a sea of asphalt with very little green space – a depressing streetscape.

In the 1800s landowners enticing land purchases for prospective new residents arbitrarily divided up their land into lots of different sizes. At that time there was no zoning in Arlington whatsoever – no minimum lot size, building setback requirements or anything like that. People bought one or more lots depending on what amount of land they needed to complement the house they planned to build or how spacious they wanted their yard to be. The father of a friend of mine – she's a little older than me (believe it or not) – fell in love with a piece of land on a hillside in Arlington over 100 years ago and bought 3 lots in which to build his small house because the setting reminded him so much of his

native Ireland. My friend still lives in that house having been born there and raised her own family there in that lovely setting. Charles Barry's classic 1885 house at 51 Jason Street sits on land derived from 3 of the original Jason Street building lots.

When my husband and I lived on Kensington Road our Victorian house was built on two lots which made the yard big enough to enjoy together with the gazebo on it (it's still there – that gorgeous stone gazebo). We also owned a third lot – a buildable lot overlooking Spy Pond and the Boston skyline. Realizing that this lot was one of few remaining open spaces in the Brantwood/Kensington area and was sure to be built upon unless protected, my husband and I put a conservation easement on it to preserve the open space in perpetuity and then sold it to a neighbor who wanted to enlarge his side yard. That land can never be built on to overcrowd the land with infill construction.

Then - when the late Miss Yerrinton, who owned the house at 59 Jason Street prior to the Bouvier purchase, decided to protect the property's land acquired by her father for their backyard she used a different approach – she divided the yard and sold part of it to her neighbor for less than its assessed value so that the open space of each owner was insufficient to build upon. This was a wise and caring act on her part prior to her death - an attempt to ensure the continued attractiveness of this unusual area. Little did she know that an attempt would later be made to undo her kindness.

Since then the Jason/Gray Historic District was established which was a huge relief as Chapter 40C spreads the risks and rewards of Historic District preservation among the whole district so that no individual

therein would have to strive on their own to protect neighborhood historic assets. When I heard that the Bouviers had bought back the land Miss Yerrinton had sold I assumed it was to acquire more play space for children or grandchildren. I understood that we would be protected from deleterious infill building of the type they are currently seeking.

The protection provided by 40C is dependent, of course, on the intentions, integrity, and vision of the members of the Historic District Commission who are entrusted with the district care. We are entirely dependent on you.

Many beautiful additions or renovations have been made to homes in our district - all either outside the public view or in accordance with Historic District regulations – including recently Christine and Bob's renovations to their Queen Anne house, the rear delightful, sunny, detailed glassed addition by the late Tom Magglozzi, renovations and beautiful rear addition to the home of the late Dr. Foley and his wife, Anne, attractive garages with period renderings or Joe Angelakis' impressive coach house/garage building and so on for various homes. The neighborhood has benefitted greatly from the vigilance of the Historic District Commission.

The Yerrintons made sure that the lot in question or part thereof has always been owned by the residents of 59 Jason Street. They made sure that 59 Jason Street had sufficient land to be consistent with the residential integrity of the substantial buildings and complementing green space of this district –“one of the most architecturally distinguished areas of Arlington.” (quoting from the original District report ****)

Should the proponents be successful in building a new house it will relegate their handsome home at 59 Jason to one of the tiniest of the original lots in the district – another being the undersized lot on which the house abutting their next door neighbor was built. The difference is that in the Bouviers' case the situation would be irreversible. In fact their house lot would be even smaller than in the case of their downhill neighbors in the classic end-gable two and a half story Victorian townhouse which was built on insufficient land. In that case the owners were able to purchase sufficient small amounts of land from their very kind and accommodating neighbors on both the left and the right to make their land area large enough to complement the house. The situation created in the case at 59 Jason would be so cramped that such a solution to the resultant overcrowding of the lot would be impossible. So, the solution that Charles and Nancy pursued and achieved for their undersized lot would not be possible either for the Bouviers or for any future owners of 59 Jason Street.

In their unanimous vote to endorse the establishment of the Jason/Gray Historic District, the comments made by the Massachusetts Historical Commission included the statement that "the district is an excellent collection of late 19th and early 20th century residential architecture. The area retains a high degree of integrity."

So, our plea to you members of the commission is to please keep it that way.

Text of speech read by David Baldwin at meeting on 9/24/15

Statement by David Baldwin for inclusion in AHDC Meeting Minutes

We are all stewards of Arlington's historic past; we equally share in the responsibility of this bequest to future generations.

Stewardship is a foundational principle in historic preservation. The past, present, and future are intimately intertwined. Our legacy and our obligations are the choices we make today. This accountability

goes beyond protecting existing structures to include streetscapes, open spaces, and the sense of place that is the character of our historic districts.

Arlington's efforts in preservation has had numerous lows and highs in the nearly 125 years since the formation of The Arlington Historical Society. Countless historic homes have been lost and lot subdivisions have forever changed the historic areas of Arlington. At times our forebears abrogated the

responsibility and acquiesced to uncontrolled development. In the last four decades the Town has made great strides in preserving and protecting the remaining historic fabric of Arlington.

We are presently at a critical intersection. Because of Arlington's "location, location, location," there are again strong real estate development

pressures. Historic districts are not museums or flies in amber, but

must be vigilant to maintain their historic character and strive to reflect a strong sense of place.

The National Alliance of Preservation Commissions acknowledges that, "Few projects evoke more opinions and discussion than new construction projects in historic districts. The challenge for preservation commissions is knowing how to make judgments that will preserve the distinguishing characteristics of the district. What is successful in one location can be a disaster in another." Some historic districts such as Philadelphia, allow construction on land that becomes vacant as a result of demolition or fire but severely restricts development of parcels that were empty at the time of the creation of a district.

The issue of defining how new construction might appropriately support and enhance, rather than detract from, historic buildings and districts under regulatory protection is for Arlington Town Meeting to deliberate and decide. Before consideration by Town Meeting, The Arlington Historic District Commissions should take two actions:

1. Consider the construction on undeveloped land in a historic district be separate issue and approval. It should be a decision, distinct from the discussion of merits or concerns of a proposed structure. The commissioners must first decide: "Should we build it" not, "How do we build it."

2. Strongly urge that all new construction proposals of a principal building adhere to a minimum side setback of 20 feet in order to maintain a minimal sense of place. Therefore, x

I move that consideration of the development of any undeveloped parcel of land first be deemed appropriate for the historic district by a formal vote, prior to consideration or discussion of any building on the property, and that this stipulation be added to the Arlington Historic District Commissions' design guidelines. x

I move that any proposal for new construction of a principal building have a minimum side setback of 20 feet, and that this stipulation be added to the Arlington Historic District Commissions' design guidelines.